

1747 & 1749 Oakdale Avenue, Green Bay

Property Overview:

- 12 Units; 2 Buildings; 22 Assigned Parking Spaces.
- Built in 1978 - Consistent renovation throughout ownership period. Extensive CapEx within the last 5 years.
- Solar Panels; Approximately 2.5 years old. Controls Common Area (Including Laundry) & Light in Parking Lot.
- On-Site Laundry Facility in Common Area & Exclusive Washer and Dryer in Select Units (Townhomes).
- Range, Refrigerator, Dishwasher in Most Units.
- Granite Countertops - All Units Except Unit 10.
- A/C Wall Units ~ 19 Units; Townhomes have 1 unit on each level; Apartments 3-5 have 1 unit; Apartment 6 has 2 units.
- Patio and Balcony. Decks have RainEscape® by Trex® - Drainage System.
- Roof Age: 1747 Oakdale ~ 7 yrs / 1749 Oakdale ~ 4 yrs.
- Parking Lot; 5 years old. Seal Coated Every 2-4 yrs.
- Windows; Triple Pane with 1 time Transferable Warranty.

Utilities:

- Tenant Paid Heat.
- Tenant Paid Electric; Landlord Paid Electric - Exterior, Common, Parking Lights.
- Tenant Paid Water in Townhouses - Metered Separately; Landlord Paid Water in Units 3-6 which include coin ops.

Unit Summaries:

Unit 1 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,695.00
Unit 2 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,325.00
Unit 3 - Apartment	1 Bed / 1 Bath	Current Rent \$1,195.00
Unit 4 - Apartment	1 Bed / 1 Bath	Current Rent \$1,145.00
Unit 5 - Apartment	2 Bed / 1 Bath	Current Rent \$1,340.00
Unit 6 - Apartment	2 Bed / 1 Bath	Current Rent \$1,480.00
Unit 7 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,495.00
Unit 8 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,510.00
Unit 9 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,580.00
Unit 10 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,240.00
Unit 11 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,580.00
Unit 12 - Townhome	2 Bed / 1.5 Bath	Current Rent \$1,425.00